



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

OWNER: Pillar Development, LLC
PROJECT: Holland Park Villas
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: RZ-13-108
MEETING DATE: October 17, 2013

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed PUD (Planned Unit Development) zoning district is compatible with adjacent property in the City zoned City PUD (Planned Unit Development) and C-3 (Highway Commercial) to the south and City PUD (Planned Unit Residential) and Lake County R-1 (Rural Residential) to the east and City R-3 (High Density Residential) and R-1 (Low Density Residential) to the north, and City R-3 (High Density Residential), Lake County R-1 (Rural Residential) and C-3 (Highway Commercial) to the west. As conditioned, the proposed use does not appear to be detrimental to surrounding properties.
2. The proposed zoning district PUD (Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the existing City Future Land Use designation of High Density, Low Density, and Conservation.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

1. Vote to approve the staff recommendation to rezone the subject property with the proposed Holland Park Villas Development Conditions attached hereto as Exhibit A and forward to the City Commission for consideration.